

**The City of Springfield, Ohio  
City Commission Regular Meeting Minutes  
Tuesday, June 22, 2021 – 7:00 p.m.  
City Hall Forum**

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The meeting was called to order by President Copeland. Roll call was answered by Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

The invocation was offered by Mr. Copeland, who then led the assembly in the Pledge of Allegiance.

On motion of Dr. Estrop, seconded by Mr. Rue, members approved the minutes of the June 8, 2021, Work Session and Legislative Meeting as presented.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

**FIRST READINGS—ORDINANCES**

The following legislation was read by title only for the first time and requires presentation at a second regular meeting before vote on passage:

**135-21 Approving an amendment to the existing CC-2A District Development Plan for 0.39 acre along North Bechtle Avenue, to allow for construction of a new restaurant.**

**136-21 Amending the Zoning Map of Springfield, Ohio by rezoning 0.34 acre at 1106-1112 & 1116 South Limestone Street, Springfield, Ohio from RM-12, Low-Density, Multi-Family Residence District to CN-2, Neighborhood Commercial District.**

**137-21 Amending the Zoning Map of Springfield, Ohio by rezoning 0.17 acre at 119-121 East Grand Avenue, Springfield, Ohio from RS-8, Medium-Density, Single-Family Residence District to CN-2, Neighborhood Commercial District.**

**162-21 Authorizing the City Manager to execute a Quit Claim Deed in connection with transferring certain real property no longer needed for municipal purposes located on Selma Road adjacent to Fire Station 3.**

Mr. O'Neill asked about future expansion of Station 3. City Manager Heck stated the current condition of Fire Station 3 and the subject adjacent property is not conducive for expansion at that location.

**163-21 Authorizing the City Manager to enter into a Delinquent Debt Collection Agreement with the Ohio Attorney General to undertake the collection of delinquent tax debts owed to the City of Springfield.**

**164-21 Approving the execution and delivery of a cooperative agreement between the City, the Warren County Port Authority, as issuer, DDC Management, LLC, as developer, and The Huntington National Bank, N.A., as trustee.**

~~~~~ Next regular City Commission meeting: July 6, 2021. ~~~~~

**SECOND READINGS—ORDINANCES**

The following legislation was presented for a second time:

**58-21 Ordinance No. 21-181: Authorizing the City Manager to enter into Amendment No. 1 to the Cropland Lease Agreement [2021-2025] with Berner Farms, to reduce the amount of tillable farm land by approximately 11.4 acres to enable the City to make needed repairs to prevent flooding, and confirming and approving services provided from January 1, 2021 to the passage of this Ordinance.**

On motion of Mrs. Chilton, seconded by Mr. O'Neill, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

**154-21 Ordinance No. 21-182: Authorizing the City Manager to enter into a Development Incentive Agreement (Single Family Residential Development) with Ann E. Sparrow to provide for water services to real property outside the City limits.**

On motion of Dr. Estrop, seconded by Mr. Rue, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

**EMERGENCY ORDINANCES**

The following emergency legislation was presented for the first time:

**152-21 Emergency Ordinance No. 21-183: Adopting the Tax Budget of The City of Springfield, Ohio for the fiscal year beginning January 1, 2022 and submitting the same to the County Auditor; and declaring an emergency therein.**

On motion of Dr. Estrop, seconded by Mr. Rue, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

**11-21      Emergency Ordinance No. 21-184: Providing for Supplemental Appropriations within various funds; and declaring an emergency therein.**

On motion of Dr. Estrop, seconded by Mr. Rue, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

**10-21      Emergency Ordinance No. 21-185: Amending Ordinance No. 21-14 to revise the transfer of monies authorized; and declaring an emergency therein.**

On motion of Dr. Estrop, seconded by Mr. Rue, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

**165-21**      A Fiscal Officer's Certificate was presented in connection with the proposed issuance of Special Obligation Nontax Revenue Note, Series 2021 (the Note) in the maximum principal amount of \$3,445,000, to be issued in anticipation of the issuance of bonds (the Bonds) to pay the cost of constructing and equipping a new parking garage and improving the site therefor, together with all necessary appurtenances thereto, as follows: (1) The estimated life of the Improvements is at least five (5) years. (2) The estimated maximum maturity of the Bonds, calculated in accordance with Section 133.20 of the Ohio Revised Code, is at least thirty (30) years. If notes in anticipation of the Bonds are outstanding later than the last day of December of the fifth year following the year of issuance of the original issue of the notes, the period in excess of those five years shall be deducted from that maximum maturity of the Bonds. (3) The maximum maturity of the Notes is five years, provided that their maximum maturity is one year if the Notes are sold at private sale.

**Emergency Ordinance No. 21-186: Providing for the issuance and sale of Notes in the aggregate principal amount of \$3,445,000, in anticipation of the issuance of Bonds, for the purpose of paying the costs of constructing and equipping a new parking garage and improving the site therefor, together with all necessary appurtenances thereto; and declaring an emergency therein.**

Mr. O'Neill asked if the subject legislation related to the planned retail buildout project at the parking garage. Finance Director Beckdahl explained the Notes relate to the original financing of the parking garage building project.

On motion of Dr. Estrop, seconded by Mr. Rue, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

The Fiscal Officer's Certificate was presented June 15, 2021, prior to the commencement of the City Commission meeting and prior to passage of the ordinance.

**166-21**      A Fiscal Officer's Certificate was presented in connection with the proposed issuance of notes in the maximum principal amount of \$129,000 (the "Notes"), to be issued in anticipation of the issuance of bonds (the "Bonds") for the purpose of paying the costs of improving the municipal sewer system, including replacing sanitary sewer lines, together with all necessary appurtenances thereto (the "Improvement"), that: (1) The estimated life or period of usefulness of the Improvement is at least five (5) years. (2) The estimated maximum maturity of the Bonds, calculated in accordance with Section 133.20 of the Revised Code, is at least thirty (30) years. If notes in anticipation of the Bonds are outstanding later than the last day of December of the fifth year following the year of issuance of the original issue of the notes, the period in excess of those five years shall be deducted from that maximum maturity of Bonds. (3) The maximum maturity of the Notes is two hundred forty (240) months.

**Emergency Ordinance No. 21-187: Providing for the issuance of Notes in the maximum principal amount of \$129,000, in anticipation of the issuance of Bonds, for the purpose of paying the costs of improving the municipal sewer system, including replacing sanitary sewer lines, together with all necessary appurtenances thereto; and declaring an emergency therein.**

On motion of Mr. Rue, seconded by Dr. Estrop, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

The Fiscal Officer's Certificate was presented June 15, 2021, prior to the commencement of the City Commission meeting and prior to passage of the ordinance.

**167-21**      A Fiscal Officer's Certificate was presented in connection with the proposed issuance of notes in the maximum principal amount of \$310,500 (the "Notes"), to be issued in anticipation of the issuance of bonds (the "Bonds") for the purpose of paying the costs of improving the municipal water system, including replacing water lines, together with all necessary appurtenances thereto (the "Improvement"), that: (1) The estimated life or period of usefulness of the Improvement is at least five (5) years. (2) The estimated maximum maturity of the Bonds, calculated in accordance with Section 133.20 of the Revised Code, is at least thirty (30) years. If notes in anticipation of the Bonds are outstanding later than the last day of December of the fifth year following the year of issuance of the original issue of the notes, the period in excess of those five years shall be deducted from that maximum maturity of Bonds. (3) The maximum maturity of the Notes is two hundred forty (240) months.

**Emergency Ordinance No. 21-188: Providing for the issuance of Notes in the maximum principal amount of \$310,500, in anticipation of the issuance of Bonds, for the purpose of paying the costs of improving the municipal water system, including replacing water lines, together with all necessary appurtenances thereto; and declaring an emergency therein.**

On motion of Mr. Rue, seconded by Mrs. Chilton, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

The Fiscal Officer's Certificate was presented June 15, 2021, prior to the commencement of the City Commission meeting and prior to passage of the ordinance.

**168-21      Emergency Ordinance No. 21-189: Authorizing the issuance of a purchase order for monthly access fees for MARCS Radio Communication System Equipment from The Ohio Department of Administrative Services, Office of Information Technology for an amount not to exceed \$62,280.00; and declaring an emergency therein.**

On motion of Dr. Estrop, seconded by Mr. Rue, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

**169-21      Emergency Ordinance No. 21-190: Authorizing the City Manager to enter into an Economic Development Grant Agreement with Premier Property Sales, Ltd. to provide assistance with sewer infrastructure installation for a housing development, for an amount not to exceed \$90,000.00; and declaring an emergency therein.**

On motion of Mr. Rue, seconded by Mr. O'Neill, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

**170-21      Emergency Ordinance No. 21-191: Authorizing the City Manager to submit the 2020 Consolidated Plan CAPER of The City of Springfield, Ohio to the United States Department of Housing and Urban Development; and declaring an emergency therein.**

Mrs. Chilton thanked city staff for the work involved in preparing the document and noted a copy is available to read on the city's website.

On motion of Mrs. Chilton, seconded by Mr. O'Neill, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

**103-19      Emergency Ordinance No. 21-192: Authorizing the City Manager to enter into an Addendum to the current Services Agreement with DATAMATX, Inc. for utility bill printing, mailing and electronic bill payment and presentment services for the period of June 11, 2021 through June 10, 2022, for an amount not to exceed \$50,000.00; authorizing an additional expenditure in an amount not to exceed \$147,000.00 to reimburse DATAMATX, Inc. for postage expenses; confirming and approving related expenditures from June 10, 2021 to the passage of this Ordinance; and declaring an emergency therein.**

On motion of Dr. Estrop, seconded by Mr. Rue, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

**20-18      Emergency Ordinance No. 21-193: Confirming and approving the Renewal Addendum to the Contract with Windstream for telephone services at various City facilities for a period of three (3) years, for an amount not to exceed \$119,982.60 for the three-year term; and declaring an emergency therein.**

On motion of Mr. Rue, seconded by Mrs. Chilton, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

**210-20      Emergency Ordinance No. 21-194: Authorizing the City Manager to enter into Amendment No. 3 to the Subrecipient Funding Agreement (Emergency Solutions Grant COVID-19 Relief Funding - 2020-2021) with Interfaith Hospitality Network, Inc. to extend the performance period to December 31, 2021; and declaring an emergency therein.**

Mrs. Chilton asked for additional information on emergency housing assistance. Mr. Heck stated funding was extended through the end of 2021. Staff is working to develop long-term solutions with various partner agencies.

On motion of Mr. Rue, seconded by Mrs. Chilton, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

**209-20      Emergency Ordinance No. 21-195: Authorizing the City Manager to enter into Amendment No. 3 to the Subrecipient Funding Agreement (Norm's Place & Hartley House - 2020-2021) with Interfaith Hospitality Network, Inc. to extend the performance period to December 31, 2021; and declaring an emergency therein.**

On motion of Dr. Estrop, seconded by Mr. Rue, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

**126-19      Emergency Ordinance No. 21-196: Authorizing the exercise of the City's option to renew the contract with Carmeuse Lime & Stone, Inc. for the purchase of quicklime for use by the City's Water Treatment Plant, for an amount not to exceed \$798,050.00; and declaring an emergency therein.**

On motion of Mr. O'Neill, seconded by Dr. Estrop, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

**171-21      Emergency Ordinance No. 21-197: Authorizing the City Manager to enter into a contract with A & B Asphalt Corporation for the 2021 CDBG Paving Project Rebid for an amount not to exceed \$547,080.08; and declaring an emergency therein.**

On motion of Mr. Rue, seconded by Dr. Estrop, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

**172-21      Emergency Ordinance No. 21-198: Authorizing the City Manager to enter into an Access Agreement with Giant Dayton, LLC, granting access to City property and to permit the installation, operation and maintenance of a monitoring well in the City's right of way; and declaring an emergency therein.**

Mr. O'Neill asked for additional detail on the location of the access agreement, and Mr. Heck explained the subject location is the public alley near the BP Oil station at South Limestone Street and Leffel Lane. Monitoring wells are used to monitor for leaks at gasoline stations.

On motion of Mrs. Chilton, seconded by Mr. Rue, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

**173-21      Emergency Ordinance No. 21-199: Confirming and approving applying for aid in the financing of operating assistance projects pursuant to the Urban Transit Program in the amount of \$195,356.00; authorizing the City Manager to enter into an agreement with the Ohio Department of Transportation to accept funding through the Urban Transit Program; authorizing the City Manager and the Director of Finance to perform all acts and execute all documents they consider necessary to fulfill the City's obligations under said grant application and corresponding agreement and to comply with all relevant local, state and federal legal requirements and to provide assurances and additional information as required by the Ohio Department of Transportation; and declaring an emergency therein.**

On motion of Dr. Estrop, seconded by Mr. O'Neill, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

**174-21      Emergency Ordinance No. 21-200: Authorizing the City Manager to enter into a Memorandum of Understanding by and between the City, Mental Health Recovery Board of Clark, Greene & Madison Counties, and McKinley Hall, Inc., for an amount not to exceed \$100,000.00, to obtain certified treatment program services for the Clark County Municipal Court, pursuant to Ohio Revised Code Section 4511.191; and declaring an emergency therein.**

On motion of Mrs. Chilton, seconded by Dr. Estrop, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

### **COMMENTS FROM COMMISSIONERS**

**175-21**      Dr. Estrop suggested inviting Citizens for Safe Water representatives to update commissioners and staff on the Tremont Barrel Fill at an upcoming work session.

### **COMMENTS FROM THE AUDIENCE**

**2-21**      Mr. Harold Frost, 2043 Armsgate, distributed Ride Finder magnets to assist citizens with transportation information.

**2-21**      Mr. David Sanford, 528 Yellow Springs Street, stated that he plans to attend meetings regularly.

### **COMMUNICATIONS**

The following communications were received and filed:

**53-21**      Minutes from the National Trail Parks and Recreation District Board meeting on May 10, 2021.

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There being no further business, on motion of Mr. Rue, seconded by Mr. O'Neill, the meeting adjourned at 7:44 p.m.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

  
PRESIDENT OF THE CITY COMMISSION

  
CLERK OF THE CITY COMMISSION